

# Wilson Partners

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

104 Sutherland Street, Kilmore Vic 3764

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$610,000 & \$640,000

#### Median sale price

Median price

\$562,500

Property type

Residential

Suburb

Kilmore

Period - From

28.06.2023

to

17.08.2023

Source

Landata

#### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 101 Hamilton Street, Kilmore Vic 3764	\$630,000	05.05.2022
2. 120 Sutherland Street, Kilmore Vic 3764	\$635,000	25.11.2021
3. 122 Sutherland Street, Kilmore Vic 3764	\$650,000	11.03.2022

This Statement of Information was prepared on: 17.08.2023